

**Zoning Bylaw Working Group (RSG)**  
**August 1, 2018**  
**8:30 a.m. – 10:30 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Mike Byrne, Adam Chapdelaine, Pamela Heidell, Charles Kalasuskas, Christian Klein, Jenny Raitt, Stephen Revilak, David Watson, Ralph Willmer, John Worden, Erin Zwirko

Jenny opened the meeting and welcomed the members to the kick off meeting of the Zoning Bylaw Working Group. The Zoning Bylaw Working Group will be a subcommittee of the Master Plan Implementation Committee. The group will assist with updates and revisions to the Town of Arlington Zoning Bylaw for recommendation to the Arlington Redevelopment Board and adoption at Town Meeting. This work will include, but not be limited to: follow-up work from the recent recodification of the bylaw; amendments to the Sign section of the bylaw; amendments to business zoning districts; and amendments to special permit requirements. These amendments will help advance key recommendations in the Master Plan and the Zoning Audit. The group will work with staff to implement the public participation process.

She explained that the working group is a follow up to the Recodification Working Group. The recodified Zoning Bylaw was approved by Town Meeting in February 2018 and by the Attorney General in June 2018.

Jenny provided an overview on current and future efforts. At the beginning of the summer, an RFP was released to address the consolidation of the business districts and overhaul the sign regulations. Unfortunately, no responses were received, so the Planning Department staff decided to remove the business district consolidation and focus on hiring a consultant for the sign regulation overhaul. Erin explained that the RFP for the sign regulations overhaul will be released that week and she will circulate it to the Working Group and others who might be interested in responding.

Jenny also provided a copy of the implementation table used by the Master Plan Implementation Committee to track progress. She indicated that the focus of the Zoning Bylaw Working Group will be the items related to the Arlington Redevelopment Board and those in progress.

Jenny explained that through the recodification process a number of items were identified that were too substantial to address through recodification. Specifically, the Inland Wetland District, which needs to be brought up-to-date and consistent with the Conservation Commission's regulations. There are also a number of housekeeping items, including incorrect section references.

Mike suggested that there are also a number of items that Inspectional Services has identified over the years.

Jenny next provided an overview of certain committee efforts. The Residential Study Group is responding to the demolition delay question from Town Meeting. That Study Group is also working on a study of replacement homes. The Housing Plan Implementation Committee is working on allowing multifamily uses by right and will be addressing accessory dwelling units. John Worden suggested that accessory dwelling units need three minimum criteria: owner occupied, affordable rents, and a special permit. Jenny noted that the feedback is valuable, but the intent of the Working Group is not to direct other committee's work. Rather, the intent to be a review point for that work.

Finally, the remaining items include addressing recreational marijuana before the end of the moratorium this year and any items that the Zoning Board of Appeals might have identified. Jenny opened the discussion to thoughts from any other members. John suggested that the biggest threat to the community is teardowns. Jenny indicated that the Residential Study Group is working on that issue, and the staff will keep the Working Group informed. Steve asked about the floodplain overlay district. He had found that 650 homes are subject to the National Flood Insurance Program requirements, and wondered if the Zoning Bylaw should take into account the requirements to build outside of the flood elevation when calculating building height. Steve indicated that the Cambridge Planning Board required a recent development to build livable space above the floodplain elevation. Pam noted that she would discuss with the Conservation Commission.

The Working Group then discussed a regular meeting schedule. They decided to meet the first Wednesday of each month. The next meeting is September 5 at 8:30am.

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